

Lovett & Co.
estate agents

Hednesford Road
Cannock



Lovett&Co. Estate Agents are delighted to offer for sale this unique and substantially extended three-bedroom family home, occupying an enviable and particularly private plot within an exclusive small development of just a handful of properties.

Not overlooked to the front and benefiting from a large private rear garden, the property offers an excellent degree of privacy together with spacious and versatile accommodation throughout. The property is also being offered with no onward chain.

A particular highlight is the substantial ground-floor extension, which has significantly enhanced the living accommodation and creates an impressive large lounge, ideal for entertaining and family gatherings. There is also a separate dining room, providing further reception space, alongside a modern fitted kitchen. There is also an entrance porch and hallway, useful utility room, and a ground-floor bathroom/WC, providing practical accommodation for modern family living. To the first floor are three well-proportioned bedrooms, including an impressive master bedroom benefiting from its own en-suite, together with the landing and useful storage.

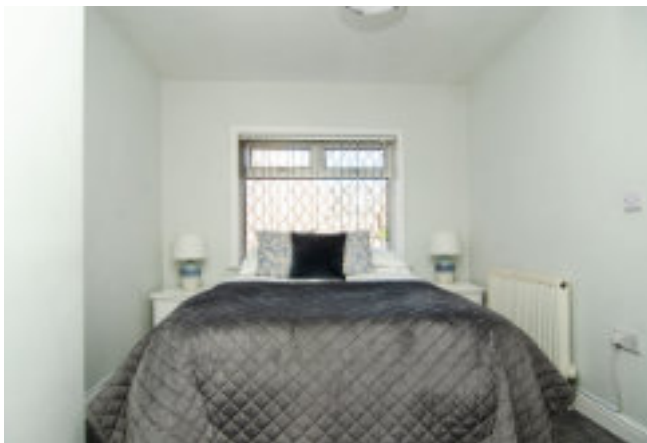
Externally, is the aforementioned large private rear garden with raised decked terrace area. To the front is a block-paved driveway.

KITCHEN:

2.66m x 5.16m

Accessed via the front porch and comprising: Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring gas hob with extractor hood, wall tiling, laminate flooring, ceiling spot lights, space for fridge-freezer, useful storage cupboard, window to front and side, door to dining room and door to rear hall.





It is well placed to provide easy access to Cannock town centre which offers a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

DINING ROOM:

3.19m x 3.65m

Carpeted flooring, ceiling light points, radiator, windows to front and French doors to lounge.

EXTENDED-LOUNGE:

3.22n x 8.31m

Feature fireplace with fitted coal effect gas fire set upon a raised hearth with Adams surround, laminate flooring, coving, TV & phone sockets, ceiling light points, archway to rear sitting area, two radiators, patio door to rear garden and door off to kitchen.

REAR HALL:

Tiled flooring, ceiling light point, radiator with decorative cover, stairs to first floor accommodation and doors to kitchen, utility, storage cupboard and lounge.

GROUND FLOOR BATHROOM:

White suite comprising: bath, vanity unit with wash hand basin, cupboard and, W/C, wall tiling, tiled flooring, ceiling spot lights, heated towel rail and window to side.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard.

MASTER BEDROOM:

2.78m x 3.44m

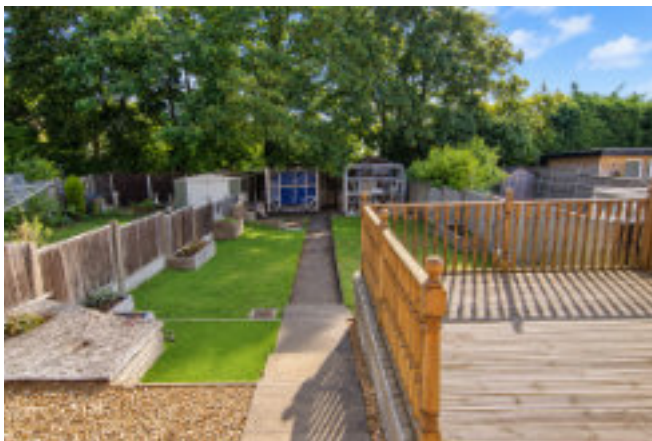
Fitted wardrobe and built in storage, carpeted flooring, radiator, ceiling light point, door to en-suite and window to front.



EN-SUITE:
White suite comprising: shower, vanity wash hand basin, cupboard and W/C, wall tiling, laminate flooring, ceiling spot lights and opaque window to rear.

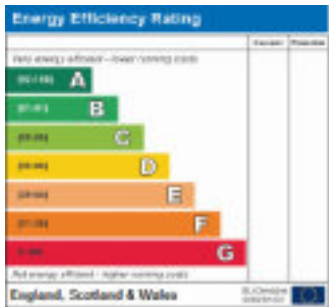
BEDROOM TWO:
3.01m x 2.25m
Built in storage, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:
3.01m x 2.29m
Fitted wardrobe, carpeted flooring, window to rear, ceiling light points and radiator.



VIEWING:
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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